



## Wylie City Council

# NOTICE OF MEETING

### Regular Meeting Agenda

February 22, 2011 – 6:00 pm

Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building #100

Eric Hogue..... Mayor  
M. G. “Red” Byboth ..... Mayor Pro Tem  
David Goss ..... Place 1  
Kathy Spillyards ..... Place 3  
Bennie Jones ..... Place 4  
Rick White ..... Place 5  
Carter Porter ..... Place 6

Mindy Manson..... City Manager  
Richard Abernathy ..... City Attorney  
Carole Ehrlich ..... City Secretary

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020.*

### CALL TO ORDER

*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

### PRESENTATION

- Milestone Employee Anniversaries for Chris Taylor, Ernest Mendez & Kevin England.

### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or takes action on any matter presented during citizen participation.*

**CONSENT AGENDA**

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*All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. **Consider, and act upon, approval of the Minutes of the February 8, 2011 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Consider, and act upon, approval of the Minutes of the February 12, 2011 Special Called Council Retreat.** *(C. Ehrlich, City Secretary)*
- C. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Reports as of January 31, 2011.** *(L. Bantz, Finance Director)*
- D. **Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2011.** *(L. Bantz, Finance Director)*
- E. **Consider, and act upon, approval of a Final Plat creating four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Drive).** *(R. Ollie, Planning Director)*

**REGULAR AGENDA**

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**General Business****Tabled from 02-08-2011:**

Motion to remove from table and consider:

- 1. **Consider, and act upon, Ordinance No. 2011-04 amending Exhibit "A" of Ordinance No. 2009-12 (Consolidated Fee Ordinance), Section I, Subsection B (Water Rates) and Subsection C (Sewage Collection and Treatment Rates).** *(C. Holsted, City Engineer)*

**Executive Summary**

On December 14, 2010 Council held a work session to discuss the water and sewer rate study prepared by McLain Decision Support Systems. The study incorporated the water and sewer capital improvements plan (CIP), outstanding debt service, the proposed wholesale water rate increases from the North Texas Municipal Water District, the transfer to the general fund, and the expansion of the Public Works Service Center.

**Presentations:**

- Presentation by the firms of Land Design Partners-DFW, Inc. and Teague Nall and Perkins, Inc. for professional services related to the Neighborhood Parks Master Plan and Trails Master Plan.** *(M. Sferra, Public Services Director)*
- 2. **Consider, and act upon, ranking the finalist design firms and authorizing the City Manager to negotiate a contract beginning with the top-ranked firm(s) for the Neighborhood Parks Master Plan and Trails Master Plan.** *(M. Sferra, Public Services Director)*

**Executive Summary**

Staff is requesting council to rank the design firm finalists in the order of preference. Should the City Council select a design firm for each project, then the City Manager will initiate negotiations relative to

scope, services, fee and payment schedules with the top-ranked firm. If a tentative agreement is reached, then the City Manager will return with a contract for City Council consideration and possible action. If a tentative agreement cannot be reached with the top ranked firm, then negotiations will begin with the second ranked firm, until a tentative agreement can be reached and a contract can be brought to the City Council.

### **Public Hearing**

3. **Hold a Public Hearing and consider, and act upon, an amendment to PD 2000-22B & Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately ½ mile west of Country Club Road. ZC 2011-02 (R. Ollie, Planning Director)**

#### **Executive Summary**

The subject tract was part of a Planned Development approved on March 27, 2001 in order to develop a master planned residential community. A Preliminary Plat has since expired and will be resubmitted in the near future pending approval of the subject PD Amendment. The intent of the amendment is to increase the main north/south route to a collector street and to add alleys to prevent any direct driveway access onto the collector. With these proposed additions, the applicant cannot meet the language of PD 2000-22B that requires all garages to be side-loaded and a minimum front yard setback of 30 feet for Tract A lots and 35 feet for Tract B lots. The owner/applicant is requesting that the front yard minimum setback be reduced to 25' for Tract A lots, and 30' for Tract B lots. The requested reduction is in conformance with the current SF-10/24 zoning district front building line of 25'.

4. **Hold a Public Hearing and consider, and act upon, an amendment to Sections 2.09 & 2.10 of Ordinance 98-15 & Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 s.f. to 1,800 s.f. and to allow a minimum lot size of 5,500 s.f. ZC 2011-01 (R. Ollie, Planning Director)**

#### **Executive Summary**

The subject property is part of the larger mixed use Woodbridge Planned Development (PD 98-15), which consists of single-family residential of varying densities, multifamily residential, a golf course, parks, commercial, a school site, and common open spaces. The entire Planned Development is 921 acres in size, of which approximately 409 acres and 1,650 single-family lots of the PD are located within the Sachse city limits. The portion of the PD located within the Wylie city limits is approximately 512 acres in size and includes a golf course, a school site, common and public open spaces, and approximately 980 single-family residential lots (SF-5.5, SF-7.2 and SF-8.4). The intent of the subject amendment is to allow for a minimum lot size of 5,500 sq. ft. in order to provide for an increase in the minimum dwelling size from 1,600 s.f. to 1,800 s.f. on the remaining 24.381 acres. The subject tract is south of Woodbridge Phases 10D & 9, and located both within Dallas & Collin Counties. The main entrance is from Creek Crossing Lane, which intersects with Sachse Road.

5. **Consider, and act upon, Ordinance No. 2011-05; amending Ordinance No. 2009-12 (consolidated fees and charges/fee schedule ordinance). Exhibit "A"; Section VIII(A)(Library Fees); Amending fax fees and interlibrary loan request fees; Adopting meeting room fees, providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption of this Ordinance. (R. Orozco, Library Director)**

#### **Executive Summary**

The Library Board approved a meeting room policy for the new library. At the 800 Thomas Street location, the library had one room for public use. It was offered free of charge. In the new library, the Library Board recommends the discussed changes for review.

**READING OF ORDINANCES**

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*Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.*

**WORK SESSION**

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- **Discussion regarding Concealed Handgun License Policy for the Wylie Municipal Complex and Wylie Government Meetings.** (*J. Butters, Assistant City Manager*)
- **Discussion planning for new Municipal Complex Grand Opening.** (*J. Butters, Assistant City Manager*)

**ADJOURNMENT**

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**CERTIFICATION**

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*I certify that this Notice of Meeting was posted on this 18th day of February, 2011 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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Carole Ehrlich, City Secretary

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Date Notice Removed